

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
West Lafayette Public Library – Elm Room
208 W. Columbia Street
West Lafayette, Indiana
March 12, 2014

The meeting was called to order at 8:30 a.m.

The Pledge of Allegiance was recited.

Secretary Curtis called the role.

Present: Peter Gray, Larry Oates, Bob Schauer, Steve Curtis, Janet Elmore, Johari Miller-Wilson *arrived at 8:37 a.m.*

Old Business:

Minutes

Commissioner Gray moved to approve the minutes of the February 19, 2014 Redevelopment Commission meeting. Commissioner Curtis seconded. The minutes were approved as written 4-0.

Project Updates

Public Works Director Dave Buck updated the Commission on the following projects:

- Happy Hollow Road Project – Land acquisition is wrapping up. Plans have been approved by the Board of Works. Final tracings are being prepared for submission to INDOT on March 31. Letting date is July 7, 2014. Construction inspection responses have been reviewed and scored and will be sent to INDOT for review and approval before contacting the successful firm.

- Cumberland Avenue Ph. III Project – Open house has been held. Presentations on various aspects of the project were available for public viewing. Land acquisition is wrapping up and should be completed under budget. Conflicts regarding the gas main are still being addressed with Vectren. A June bid opening is anticipated with construction occurring from August 2014 through October 2015.

- Salisbury Street Ph. III Project – Preconstruction meetings with Milestone and the signal contractors have been held. Utility relocations have started and will increase as the weather improves. The Indiana American water line relocation will begin March 31. Land acquisition has been completed. Although the road will remain open during construction, traffic backups are expected. An alternate route plan is being developed for public information. Construction will be from March to August 2014.

- Navajo St., Ph. I Project –Plans are 90% complete. A request to grant authority to the Board of Works to advertise, receive and open bids will be made later in today's meeting. This will allow bid

results and a contract to be presented at the April Redevelopment Commission meeting. Construction will occur this summer to coordinate with the Salisbury Street Phase III Project. The project is for improving and correcting sidewalks and curbs on Navajo Street from Salisbury to Indian Trail.

- Mid-Block Crossings Project – Bids were opened March 5 by INDOT. The City of West Lafayette and the Town of Dayton agreed to accept the low bid of \$298,803.33 from Signal Construction Inc. and have notified INDOT. Construction is scheduled from May to August 2014.

- Northwestern Ave. Ph. III – Pedestrian and corridor improvements along Northwestern Ave. from Lindberg Road to North Street through the Purdue campus. Meetings with Purdue to discuss the project and pedestrian impact have been held. Design has been progressing. Project improvements for 2014 have yet to be determined.

- Perimeter Parkway Ph. 1A-2 – Meeting with Purdue has been scheduled to discuss and get approval of the revised alignment. The official transportation plan will then have to be amended by the Area Plan Commission to be eligible for federal funding. A meeting with APPIAN and project representatives to discuss applying for TIGER (Transportation Investment Generating Economic Recovery) funding with Senator Donnelly's support is also being scheduled.

- Cattail Trail Extension Project – INDOT letting date is May 8 with construction expected to begin in July. Relocation of Duke Energy facilities has been under discussion. Redesign of a handicap ramp has alleviated the relocation situation and avoided potential project delays.

Parks Superintendent Joe Payne updated the Commission on the following projects:

- Happy Hollow Park – New ADA compliant picnic tables have been received and are being installed.

- Happy Hollow Ravine Footpath Repair – The Request for Quotes is being prepared for this year's appropriation.

Development Director Chandler Poole updated the Commission on the following projects:

- Fire Station No. 3 – Remaining items to be addressed such as caulking, exterior painting, flashing and concrete work will be completed as weather permits.

- State Street Master Plan – Two final public meetings are scheduled for tomorrow at the MSEE building on the Purdue Campus and at the public library. The newest versions of the plan will be presented followed by comments and suggestions from the public.

Chandler Poole also discussed current senate bills and their effect on the City's TIF Districts, economic development and infrastructure improvement.

Other

There was no further old business.

New Business:

Review of Financial Schedules

The financial schedules were presented. Questions were requested.

Payment of Claims

KCB TIF Claims

\$105,780.00

Commissioner Curtis moved to pay the KCB TIF claims. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$105,780.00 passed 5-0.

Levee/Village TIF Claims

\$33,877.50

Commissioner Gray moved to pay the Levee/Village TIF claims. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$33,877.50 passed 5-0. Additional claims previously approved by the Board of Works on behalf of the Redevelopment Commission were provided for reference.

Approval of Annual RDC Report to Mayor

Details of the 2013 Annual Report by TIF District were summarized by Chandler Poole. The report will be filed the Mayor and also on the Indiana State data system. Commissioner Gray moved to approve to the 2013 Annual Report to the Mayor as presented with the following changes/corrections: Page 1 - the addition of Susannah Hall- Justice as a voting member appointed by the Common Council; Page 3 the deletion of the word “Old” with reference to Soldier’s Home Road; Page 4 – the deletion of the third full paragraph with regard to the City Financial Management Software which is duplicated elsewhere; and on Page 5 – the underlining and italicizing of Metro FiberNet. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Request to Allocate Sagamore TIF Funds for Environmental Remediation

Chandler Poole explained the request to allocate \$40,000 from the Sagamore TIF Development Incentives line item to the environmental remediation investigation and scope of repairs at City Hall. Dave Buck stated the study will provide a complete picture of the magnitude, process, expense and

feasibility of repairs necessary to remediate the building. It is estimated the study will take three months to complete. Mayor Dennis commented the expected longevity of the structure must also be determined and this study will allow the City to make an informed decision. Commissioner Miller-Wilson moved to approve the expenditure of \$40,000 out of the Development Incentives allocation for a City Hall remediation study contract in an amount not to exceed \$40,000 and give authority to the Board of Works to enter into said contract and also approve payments under the contract. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Amendment No. 3 – Cumberland Ave. Ph. III – American Structurepoint

Dave Buck requested approval of Amendment No. 3 to the contract with American Structurepoint for utility and right-of-way staking in the amount of \$6,900.00 bringing the contract total to \$549,215.00. Commissioner Miller-Wilson moved to approve Amendment No. 3 to the Cumberland Avenue Phase III Project contract between the West Lafayette Redevelopment Commission and American Structurepoint, Inc. in an amount not to exceed \$6,900.00. Commissioner Curtis seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Amendment No. 4 – Cumberland Ave. Ph. III – American Structurepoint

Dave Buck requested approval of Amendment No. 4 to the contract with American Structurepoint for construction inspection services that will be necessary for the remainder of this year as utility relocations begin in the amount of \$250,000.00. Funding for inspection will be split between 2014 and 2015. Commissioner Gray moved to approve Amendment No. 4 to the contract between the West Lafayette Redevelopment Commission and American Structurepoint, Inc. with regard to Cumberland Avenue Phase III for construction inspection services in an amount not to exceed \$250,000.00 for the year 2014. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Agreement Approval – Median Maintenance – the Brickman Group, Custom Cuts Lawn Care

West Lafayette Parks and Recreation Stewardship Director Dan Dunten reviewed the quotes for median maintenance of specific areas in each TIF District. Contracts were awarded to the lowest and most responsive quotes for each area. Quotes for each TIF District were less than the 2014 Spending Plan allocation. Commissioner Curtis moved to approve the agreement between the City of West Lafayette Redevelopment Commission and the Brickman Group, Ltd. for Street Landscape Right-of-Way Maintenance 2014 in an amount not to exceed \$25,982.00. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Commissioner Gray moved to approve the agreement between the City of West Lafayette Redevelopment Commission and the Custom Cuts Lawn Care, Inc. for Street Landscape Right-of-Way Maintenance 2014 in an amount not to exceed \$28,692.00. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Request to Update ROW Acquisition Purchase Orders

Dave Buck distributed an updated schedule for the Cumberland Avenue Phase III right-of-way acquisitions. He stated the final total for accepted offers of \$7,402.00 was well below the original budgeted amount. The correct amounts are reflected on the current financial schedule. Commissioner Miller-Wilson moved to approve Cumberland Avenue Phase III right-of-way listing indicating that the total expenditure for right-of-way from accepted offers is \$7,402.00 and also authorize the West Lafayette Board of Works to pay the claims with regard to the right of way acquisitions in an amount not to exceed \$7,402.00. Commissioner Curtis seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

An updated listing of right-of-way acquisitions for the Happy Hollow Road Reconstruction Project was distributed by Dave Buck. He commented that there were some differences between the schedule and the spending plan, however most were either at or under the amount of the purchase orders. Parcel No. 24 was added to the list. Due to a conflict, Commissioner Curtis recused himself from the discussion and left the room. Commissioner Miller-Wilson moved to approve the right-of-way funding summary for the Happy Hollow Road Reconstruction DES. No. 0900002 which indicates the total purchase order amount of \$208,335.00 and that a purchase order be issued to Covenant Church in an amount of \$8,330.00 to cover the acquisition of Parcel No. 24 and also grant the authority to the West Lafayette Board of Works to approve and pay claims with regard to the right-of-way acquisition funding for Happy Hollow Road in an amount not to exceed \$208,335.00. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates

Nay:

The motion passed 4-0. Commissioner Curtis abstained from voting and was not in the room at the time of the vote.

Agreement Approval – 720 Building – DRI/CA 720 Northwestern, LLC

Chandler Poole reviewed the agreement with DRI/CA 720 Northwestern, LLC which is for reimbursement to the developer up to \$250,000.00 for street improvements along Dodge Street at the north side of the project. The improvements would allow semis go back to Northwestern Avenue corridor and not into the adjacent neighborhood. A correction in the effective date of the agreement was noted. Commissioner Gray moved to approve the agreement between the West Lafayette

Redevelopment Commission and DRI/CA 720 Northwestern, LLC for street improvements bordering the 720 Building in West Lafayette to encourage semi-trucks not to enter and exit the New Chauncey neighborhood and direct back onto Northwestern Avenue in an amount not to exceed \$250,000.00. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Authorization to Negotiate Infrastructure Improvements – 225 Northwestern Avenue

Chandler Poole explained the project which is located on the current Bar Barry Liquor site on Northwestern Avenue across from Fire Station No. 1. The planned development consists of one level of commercial space on the first floor and four levels of housing above. Chandler Poole requested permission enter into negotiations with the 225 Northwestern development team to look at the necessary sewer upgrades to accommodate the increased density in the village. Specific details of the proposed sewer upgrade were discussed. Commissioner Gray moved to authorize the Director of Development for the City of West Lafayette to enter into negotiations with the 225 Northwestern development team with regard to the replacement of a sanitary sewer pipeline which will serve the 225 Northwestern building and other adjacent properties in an amount not to exceed \$150,000.00. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Other

Dave Buck requested \$1,000.00 to reseed the native planting areas in the medians along Cumberland Avenue and around the pond near Sagamore Parkway in the KCB TIF area. Commissioner Curtis moved to approve the expenditure of \$1,000.00 to purchase native planting and wild flower seeds to over seed the Cumberland Avenue medians and the retention pond at the corner of Sagamore Parkway and Cumberland Avenue with the seed being put down by the Parks Department. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion passed 5-0.

Commissioner Curtis moved to approve the transfer of \$1,000.00 from the right-of-way maintenance category to the materials and supplies category within the KCB TIF District. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion passed 5-0.

A request was made by Dave Buck to authorize the Board of Works to advertise for, receive and open bids for the Navajo Street Phase I Sidewalk Improvements Project. Commissioner Curtis

moved that the West Lafayette Redevelopment Commission grant authority to the Board of Works to advertise for, receive and open bids for the Navajo Street Phase I Sidewalk Improvement Project. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion passed 5-0.

Dave Buck requested authorization be given to the Board of Works to approve a claim from INDOT with regard to the Mid-Block Crossing Project. Commissioner Miller-Wilson moved that the West Lafayette Redevelopment Commission grant the Board of Works authority to approve the claims and authorize the payment of the claims with regard to the Mid-Block Crossing Project in both the Levee/Village and the KCB TIF Districts in an amount not to exceed \$25,500.00 in the KCB and an amount not to exceed \$25,500.00 in the Levee/Village TIF District. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion passed 5-0.

Joe Payne distributed a summary of the quotes received for the purchase of a mower for the Parks Department. He requested the issuance of a purchase order for the lowest responsive and responsible quote for a Kubota F3990 (less trade) mower. Commissioner Miller-Wilson moved to approve the issuance of a purchase order for the Parks and Recreation Department to purchase a mower from Riggs Outdoor Power Equipment in an amount not to exceed \$13,515.00. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion passed 5-0.

There was no further new business.

Public Comment

Public Comment was requested. Mayor Dennis thanked the Redevelopment Commission for working cooperatively with the other City boards and commissions so that time sensitive projects can keep moving. The next meeting of the Commission was announced.

**Wednesday, April 16, 2014 @ 8:30 a.m.
West Lafayette Public Library – Elm Room**

President Oates stated MKSK will make a presentation of State Street Master Plan at the next meeting. He also expressed his appreciation to the staff of the West Public Library for providing accommodations and for their hospitality.

Adjourn

There being no further new business, Commissioner Miller-Wilson moved to adjourn. Commissioner Schauer seconded. The meeting adjourned at 10:25 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President